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## STATEMENT OF INFORMATION

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$375,000.00 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$390000(3BR) \*House ☒ \*unit ☐ Suburb or locality Miners Rest

Period - From Last Updated to July 29th 2019 Source Realestate.com.au

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 26 Macarthur Park Boulevard Miners Rest (3BR)	\$409,800	25th July 2019
2 18 Selwyn Street Miners Rest (3BR)	\$405,800	8th July 2019
3 54 Delaney Drive Miners Rest (3BR)	\$400,000	1st July 2019

**OR**

~~**B\*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.~~  
~~**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.~~

(\*Delete as applicable)